

INLAND WETLAND AND
WATERCOURSES AGENCY

INTEROFFICE MAIL

May 11, 2018

Robert Palmer, Director of Plant Facilities
50 South Main Street
West Hartford, CT 06107

RECEIVED

MAY 17 2018

TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 17
FILE NO. 780

SUBJECT: 572 Fern Street- IWW #1075

Dear Mr. Palmer:

At its regular meeting of April 2, 2018, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

572 Fern Street- Application (IWW #1075) of Town of West Hartford (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ/IWWA acted by unanimous vote (5-0) (Motion/Binkhorst; Second/O'Donnell) (Gomes seated for Maresca) (Binkhorst seated for Vacancy) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

572 FERN STREET
INLAND WETLAND APPLICATION IWW #1075
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **572 Fern Street** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1075** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.



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[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities, which are made inevitable by the proposed regulated activity, will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located 572 Fern Street.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls shall be installed. Once installed, the Town Planner shall be notified for inspection.
- 4.) The Applicant shall submit to the Town Planner and Town Engineer a cost estimate, prepared and certified by a qualified professional engineer, for the required soil erosion, sedimentation and storm-water runoff control measures. Once the estimate is approved, a performance bond or other assurance / surety in the approved amount shall be submitted.

- 5.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.
- 6.) Vehicular access to the 8' walkway shall be limited to snow removal and maintenance purposes and not used for deliveries to 137-151 North Main Street (a.k.a the American School for the Deaf campus).

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Energy & Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

A final plan set, with this letter stripped onto it, should be submitted to the Town Planner. They should be signed by the professional drawing them.

If you have any questions regarding this letter, please feel free to contact the Planning Division at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Kimberly Boneham, Deputy Corporation Counsel
Todd Dumais, Town Planner

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

Sd\upz\decisionletter\2018\572 Fern RA #1075_May 7_RA Approved

INLAND WETLAND AND
WATERCOURSES AGENCY

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INTEROFFICE MAIL

MAY 17 2018

May 11, 2018

TOWN COUNCIL OFFICE
West Hartford, CT

Robert Palmer, Director of Plant Facilities
50 South Main Street
West Hartford, CT 06107

SUBJECT: 572 Fern Street- IWW #1075

Dear Mr. Palmer:

At its regular meeting of April 2, 2018, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

572 Fern Street- Application (IWW #1075) of Town of West Hartford (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)


After a detailed review of the application and its related exhibits and after consideration of staff technical comments, and the public hearing record the IWWA acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/O'Donnell) to **APPROVE** the subject application. During its discussion and deliberation on this matter, the Agency made the following findings:

1. The proposed amendment has been prepared by a certified soil scientist and is based on an on-site soil survey following approved wetland identification techniques.
2. One mylar of the approved wetland map amendment shall be provided to the Town Planning Office for filing in the wetland map files. The approved amendment shall also be submitted in electronic format for inclusion into the Town's Geographic Information System.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

If you have any questions regarding this letter, please feel free to contact the Planning Office at 860.561.7556.

Sincerely,


Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Kimberly Boncham, Deputy Corporation Counsel
Todd Dumais, Town Planner

Mark McGovern, Director of Community Development
Eddie Labrot, Town Clerk
Subject File



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TOWN COUNCIL OFFICE
West Hartford, CT

Essam Tinawi
956 New Britain Avenue
West Hartford, CT 06110

SUBJECT: 956 New Britain Avenue- IWW #1080

Dear Mr. Tinawi:

At its regular meeting of Monday, May 7, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

956 New Britain Avenue- Application (IWW #1080) of Essam Tinawi on behalf of West Hartford Sunoco, LLC (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing the construction of an approximately 1,300 s.f. addition to the existing store. The new construction will be located on what is currently an existing parking area. (Submitted for IWWA receipt on April 2, 2018. Determined to be potentially significant and set for public hearing on May 7, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ/IWWA acted by unanimous vote (5-0) (Motion/Binkhorst; Second/Prestage) (Binkhorst seated for Maresca) (Gomes seated for Vacancy) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

956 NEW BRITAIN AVENUE
INLAND WETLAND APPLICATION IWW #1080
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **956 New Britain Avenue** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1080** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.



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[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities, which are made inevitable by the proposed regulated activity, will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **956 New Britain Avenue**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, the Town Planner shall be notified for inspection.

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- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Energy & Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

A final plan set, with this letter stripped onto it, should be submitted to the Town Planner. They should be signed by the professional drawing them.

If you have any questions regarding this letter, please feel free to contact the Planning Division at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Kimberly Boneham, Deputy Corporation Counsel
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

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MAY 17 2018

May 11, 2018

TOWN COUNCIL OFFICE
West Hartford, CT

Andrew J. Levesque, Facility Director
1678 Asylum Ave, University of St. Joseph
West Hartford, CT 06117

SUBJECT: 1678 Asylum Avenue- IWW #1083

Dear Mr. Levesque:

At its regular meeting of Monday, May 7, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

1678 Asylum Avenue (University of Saint Joseph)- Application (IWW #1083) of the University of Saint Joseph requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to install temporary office space and associated utilities within an upland review area. (Submitted for IWWA receipt on April 2, 2018. Determined to be potentially significant and set for public hearing on May 7, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ/IWWA acted by unanimous vote (5-0) (Motion/O'Donnell; Second/Gomes) (Gomes seated for Maresca) (Binkhorst seated for Vacancy) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

1678 ASYLUM AVENUE
INLAND WETLAND APPLICATION IWW #1083
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at 1678 Asylum Avenue in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application IWW #1083 should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.



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[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities, which are made inevitable by the proposed regulated activity, will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **1678 Asylum Avenue**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) During construction, bi-weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.

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- 4.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, the Town Planner shall be notified for inspection.
- 5.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Energy & Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

A final plan set, with this letter stripped onto it, should be submitted to the Town Planner. They should be signed by the professional drawing them.

If you have any questions regarding this letter, please feel free to contact the Planning Division at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Kimberly Boncham, Deputy Corporation Counsel
Todd Dumais, Town Planner

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

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